

Meeting Minutes for the Regular Brian Head Village Homeowners Association Meeting

Saturday, June 14, 2014

Brian Head Village HOA Meeting
356 South Highway 143
Brian Head, Utah 84719

Order of Business with Minutes:

The Regular Meeting of the Brian Head HOA was called to order at 12:46pm by Brett Milholin, President. All board members and Scott Neuhauser, property manager, was present.

- I. Roll Call. All Board Members, Scott Neuhauser, and five members were present.
- II. Brett read the Order of Business, Old Business: .
 - A. DISH TV:
 - 1. The transition and installation has begun. There will be an interruption in service as we make this transition from cable to Dish TV. We do not expect it to be perfect so please be patient with us as we work through all of the obstacles as they present themselves. It will be a much better system once it is complete.
 - 2. We will be putting one box in each unit and getting one TV operational first. We want to make sure all of the networks and units are working before installing multiple boxes. We will add additional boxes to those units with multiple TV's once we are sure that everything is working fine. We will put additional switches and receivers in these units.
 - 3. Scott will inventory all units who have additional TV's.
 - 4. The HOA will pay for the entire installation.
 - 5. Scott will see if we need to put extra support bars on the mounting brackets.
 - 6. Scott is going to check and see where he can run power for heaters for the Dishes. If it is affordable consideration will be made to add heaters for those dishes that we cannot access easily for snow removal.
 - B. COMCAST WIFI:
 - 1. Scott updated us and told us that COMCAST came out but had to re-engineer the system.
 - 2. They are calling him on June 17, 2014 with an update.
 - 3. They needed more "drops" then what they had expected.
 - 4. Each building will basically have its own WIFI to improve quality and strength.
 - 5. COMCAST will not be effected by DISH and vice versa.
 - C. PAINTING & BUILDING REPAIRS:
 - 1. The contractor (Larry) will begin work on Building A on June 16, 2014.
 - 2. The work for all buildings will include replacing all deck wood with Trex, stucco repair, roof repair, and painting.
 - 3. This will be a 1-3 year project due to the amount of work involved.
 - 4. We will continue doing yearly maintenance on the buildings once this work is done.
 - 5. The City of Brian Head limited the number of colors and paint choices we could use. We can use different shades and tones though and have a light cream color on the trim.
 - 6. Larry was able to get the same discount in Cedar City so we won't have to buy our own paint.

- D. ELECTRICAL BOX IN PHASE III
 - 1. Scott has an estimate to build a slab and put steel poles in to repair the fallen electrical box in Phase III.
 - 2. It will cost \$1600.00 to repair this.
- E. SPA COVER:
 - 1. The spa cover has small beads on it that fall off and plug the filter.
 - 2. Scott is going to get estimates to get a new cover.
 - 3. He will look at both soft and hard covers.
- F. DECKS
 - 1. All decks must be cleaned off immediately so we can replace them.
 - 2. Balconies and common deck areas are not for storage.
 - 3. No one is to store wood or have BBQ's on the decks.
- G. BARBEQUES
 - 1. A barbeque was found that is affordable to replace old dilapidated barbeques in common areas.

III. Unfinished Business:

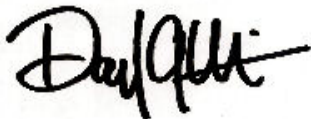
- A. AMEND BYLAWS:
 - 1. Darryl Gariglio and Vickie Hicks will be working together to form a Bylaw Committee.
 - 2. The Bylaws are one of our most pressing issues now that cable and wifi and building repairs have begun.
 - 3. We will ask members to join the committee at our Annual Meeting on July 5, 2014.
- B. CEMENT REPAIRS ON SIDEWALKS AND PATIO SLABS:
 - 1. Scott is walking the buildings and making note of all units and sidewalks that need repair.
 - 2. He will get a bid to fix these and submit them to Vickie.
- C. STORAGE LOCKERS:
 - 1. The lockers need to be cleaned out by September 30, 2014.
 - 2. All rotting debris like old cloth furniture and mattresses need to be thrown out.
 - 3. Items like bikes, skis, sleds, and tools are ok but all junk needs to be cleaned out.
 - 4. Claude will place a notice on our HOA bills about this.
- D. TREE TRIMMING:
 - 1. We will not do anymore this summer but inspect the grounds in the spring.

IV. New Business:

- A. ANNUAL MEETING AGENDA SET
 - 1. Road Update From Brian Head City Planner
 - 2. Financial Report From Claude
 - 3. New Board Elections
 - 4. Cable & Wifi Update
 - 5. Painting and Building Repair Update
 - 6. Firewood

7. Bylaws
 8. Cement Repairs
 9. Attic Insulation
 10. Storage Lockers
 11. HOA dues (WILL NOT be increased)
 12. 3-5 Year Business Plan Overview
- B. ANNUAL MEETING BBQ
1. Previous Budget was \$2500
 2. We will have Dickey's BBQ cater it for \$800 - \$1000.00
- C. HIRE LANDSCAPER:
1. Scott will be busy the rest of the summer installing Trex on the decks.
 2. It takes about 30-35 hours every two weeks to mow the grass.
 3. He won't have time to do both and deck repair is more urgent.
 4. The Board voted to hire a lawn maintenance company after weighing costs and options.
- V. Meeting adjourned at 3:48pm.
- VI. Summary of Management Actions:
- A. Forward a copy of the minutes to all board members for review.
 - B. Continue to communicate and work diligently on our community.
- VII. Summary of Board of Directors Actions:
- A. Voted to Fix Electrical Box on Phase III.
 - B. Voted to hire a landscaper through October 1, 2014.
 - C. Work with new property manager to achieve the goals of this community.

Respectfully,

A handwritten signature in black ink, appearing to read "Darryl F. Gariglio". The signature is stylized with a large, looped "D" and a long, sweeping horizontal line extending to the right.

Darryl F. Gariglio, Secretary
Brian Head Village HOA